

WALTON ROAD, FRINTON-ON-SEA, ESSEX, CO13 0AD

Price

£349,995

FREEHOLD

- Two Double Bedrooms
- Sought After Non-Estate Position
- Secluded 80' Landscaped Rear Garden
 - Character Detached Property
- Modern Fitted Kitchen & Shower Room
 - No Onward Chain
- Detached Garage & Ample Off Street Parking
- Close to Seafront & Frinton Town Centre
 - Must Be Viewed
- EPC Rating D / Council tax Band C



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ESTATE AGENTS



Being offered with NO ONWARD CHAIN, Fentons Estate Agents are delighted to offer for sale this charming older style TWO BEDROOM DETACHED BUNGALOW, ideally located within easy reach of the Frinton 'Gates', local amenities, the seafront and transport links. The property features a bright and sunny lounge, a modern fitted kitchen, two double bedrooms and a modern fitted shower. Outside, there is a generous paved driveway providing ample off street parking, a detached garage and a beautifully established 80' rear garden enclosed by handcrafted willow fencing and stocked with a variety of mature flowers, shrubs and trees. An early viewing is highly recommended to fully appreciate the accommodation and outside areas which are on offer.

Accommodation comprises of approximate room sizes

Composite entrance leading to:-

Hallway

Built in airing cupboard housing hot water cylinder. Loft access. Radiator. Kardean laminate flooring. Door to:-

Lounge

13'7" x 11'5"

Brick built fireplace with tiled hearth. Kardean laminate flooring. Radiator. Double glazed window to front with shutters to remain.

Bedroom

12' x 11'5"

Radiator. Double glazed window to front with shutters to remain.

Kitchen

11'5" x 8'10"

Fitted with a range of modern fronted units. Marble effect rolled edge worksurfaces. Inset ceramic one and half bowl sink and drainer unit with mixer tap. Inset four ring induction hob with extractor hood above. Built in eye level electric oven. Further selection of matching units at both eye and floor level. Plumbing for washing machine and dishwasher. Fully tiled walls. Space for fridge/freezer. Kardean laminate flooring. Radiator. Double glazed window to rear.

Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted corner shower cubicle with wall mounted integrated shower. Fully tiled walls. Kardean laminate flooring. Two heated towel rails. Obscured double glazed window to rear.

Bedroom

11'5" x 9'5"

Radiator. Kardean laminate flooring. Double glazed French style doors with matching windows giving access to rear.

Outside - Rear

80' approx

Landscaped. Large block paved patio with fitted pergola. Majority laid to lawn. Array of beds stocking flowers, shrubs, bushes and trees. Outside lights. Outside tap. Enclosed by panelled fencing. Private access door to garage. Gate giving access to side.

Outside - Side

Hardstanding paved area providing off street parking leading to garage with an electric roller door. Double swinging gates leading to front.

Garage

16'1" x 10'

Power and lighting connected. Window to side.

Outside - Front

Block paved driveway proving ample off street parking. Part laid to lawn with array of beds stocking flowers and shrubs. Part shingled area. Picket fence. Outside light.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For

Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

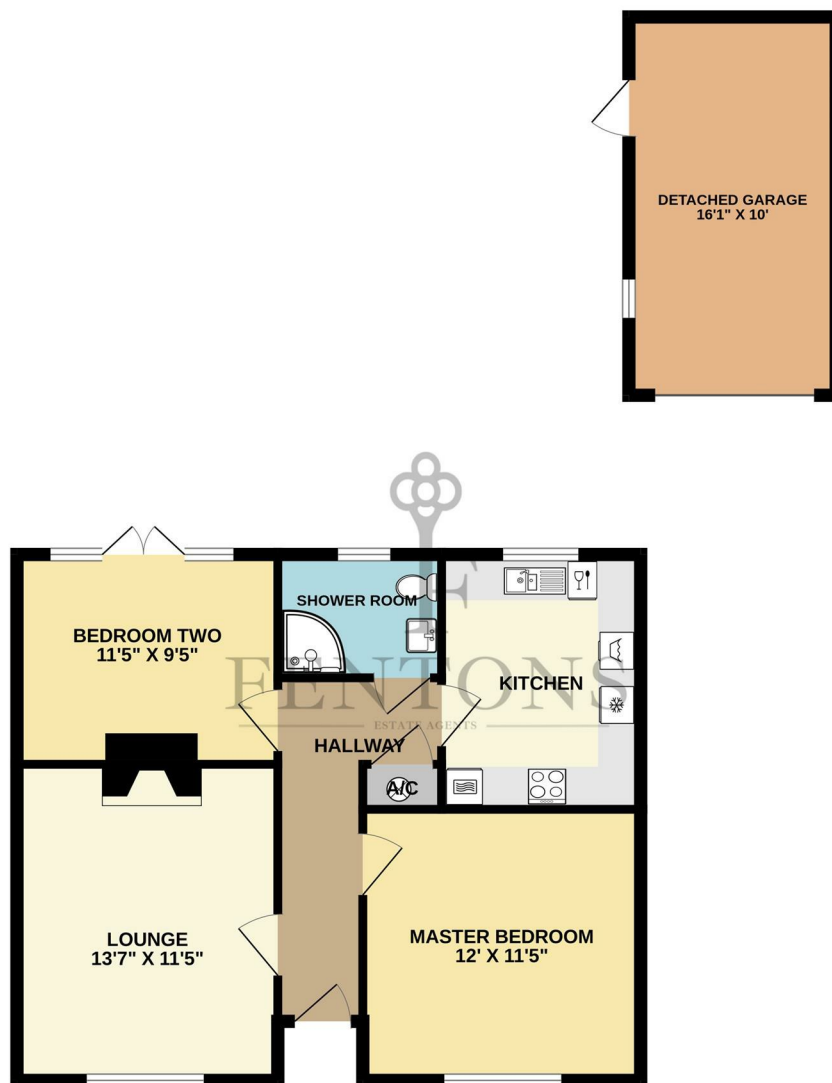
You will find a list of any/all referral fees we may receive on our website



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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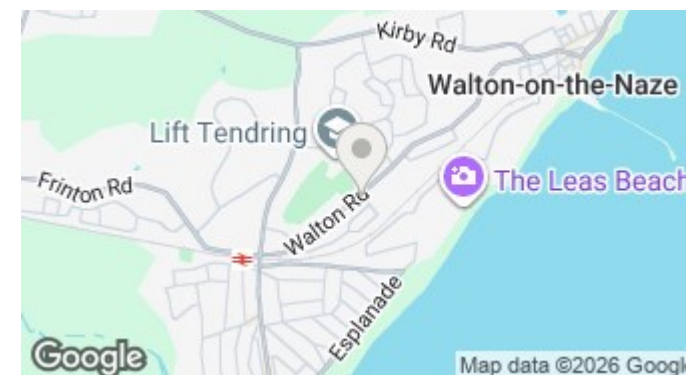
01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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